

Chapter 21A.02
AUTHORITY, PURPOSE, INTERPRETATION AND ADMINISTRATION

Sections:

- 21A.02.010 Title. [Amended]
- 21A.02.020 Authority to adopt code.
- 21A.02.030 Purpose. [Amended]
- 21A.02.040 Conformity with this title required.
- 21A.02.050 Minimum requirements.
- 21A.02.060 Interpretation: General.
- 21A.02.070 Interpretation: Standard industrial classification.
- 21A.02.080 Interpretation: Zoning maps.
- 21A.02.090 Administration and review authority. [Amended]
- 21A.02.100 Severability.
- 21A.02.110 Classification of right-of-way.

NOTE: Sections amended are noted in brackets following the title.

1 SECTION 1. Ordinance 10870, Section 11, and K.C.C. 21A.02.010 are each hereby
2 amended to read as follows:

3 **Title.** This title shall be known as the King County Zoning, Site Alterations and Critical
4 Areas Code(~~(, hereinafter referred to as "this title")~~).

5 SECTION 2. Ordinance 10870, Section 13, and K.C.C. 21A.02.030 are each hereby
6 amended to read as follows:

7 **Purpose.** The general purposes of this title are:

8 A. To encourage land use and site alteration decision making in accordance with the public
9 interest and applicable laws of the ~~((S))~~state of Washington~~((:))~~;

10 B. To protect the general public health, safety~~((:))~~ and welfare;

11 C. To implement the King County Comprehensive Plan's policies and objectives through
12 land use regulations;

13 D. To provide for the economic, social~~((:))~~ and aesthetic advantages of orderly
14 development through harmonious groupings of compatible and complementary land uses and the
15 application of appropriate development standards;

16 E. To provide for adequate public facilities and services in conjunction with development;
17 ~~((and))~~

18 F. To promote general public safety by regulating development of lands containing
19 physical hazards and to minimize the adverse environmental impacts of development;

20 G. To minimize adverse storm water impacts generated by the removal of vegetation and
21 alteration of land forms;

H. To protect water quality from the adverse impacts associated with erosion and sedimentation;

I. To minimize aquatic and terrestrial wildlife habitat loss caused by the removal of vegetation;

J. To facilitate and encourage long term forest practice and agricultural production operations where appropriate;

K. To minimize the adverse impacts associated with mineral extraction, waste material processing and similar operations;

L. To prevent damage to property and harm to persons caused by excavations, fills and stockpiles; and

M. To establish administrative procedures for the issuance of permits, approval of plans and inspection of site alterations such as forest practices, mineral extraction and clearing and grading operations.

SECTION 3. Ordinance 10870, Section 19, and K.C.C. 21A.02.090 are each hereby amended to read as follows:

Administration and review authority.

A. The hearing examiner (~~((shall have authority to))~~) may hold public hearings and make decisions and recommendations on reclassifications, subdivisions and other development proposals, and appeals(~~((, as set forth in))~~) in accordance with K.C.C. ((20.42)) chapter 20.24.

B. The director (~~((shall have the authority to))~~) may grant, condition or deny applications for variances, (~~((and))~~) conditional use permits, (~~((and))~~) renewals of permits for mineral extraction and processing, director modifications and other development proposals, unless an appeal is filed and a

public hearing is required ~~((as set forth in))~~ under K.C.C. ~~((21A.42))~~ chapter 20.20, in which case this authority shall be exercised by the ~~((adjustor))~~ hearing examiner.

~~((C. The department shall have authority to grant, condition or deny commercial and residential building permits, grading and clearing permits, and temporary use permits in accordance with the procedures set forth in K.C.C. 21A.42.))~~

~~((D.))~~C. Except for other agencies with authority to implement specific provisions of this title, the department shall have the sole authority to issue official interpretations and adopt public rules to implement the provisions and requirements of this title, ~~((pursuant to))~~ in accordance with K.C.C. chapter 2.98.

D. The department may require an applicant for a permit or approval under this title to maintain a combined single-limit-per-occurrence liability policy in the amount established annually by the King County risk management program, that shall name King County as an additional insured and protect King County from liability relating to any activities authorized under a permit or approval issued by the department. The department shall be provided proof of this required liability policy prior to issuing a permit. The department may waive liability insurance requirements for an individual private landowner performing noncommercial activities on the landowner's property. The department shall not require liability insurance of King County departments.